

A New Castle City Board of Adjustment Hearing took place on April 20, 2005 at 7 p.m. in the City of New Castle's Town Hall.

Present: John F. Klingmeyer, Chairman  
David Athey, City Engineer  
Clifford Hearn, City Solicitor  
Jeff Bergstrom, Building Official  
Robert T. Binkley, Applicant  
Robin Binkley, Applicant

Chairman Klingmeyer called the meeting to order at 7 p.m. He introduced City Engineer

Dave Athey and City Solicitor Clifford Hearn. It was posted in the New Castle Weekly on April 6, 2005 and the News Journal on April 5, 2005. The property has been posted properly.

The Chair read the Notice of Public Hearing that states, "An application has been filed by

Robert T. and Robin C.B. Binkley, owners, for a variance from the off-street parking requirements to permit an addition to their existing residence at 25 West 4th Street, New Castle, Delaware (parcel number 21-015.30-131). For the purpose of considering this application, the Board of Adjustment will hold a public hearing on Wednesday, April 20, 2005 at 7 p.m. in Old Town Hall located at 201 Delaware Street, second floor, New Castle, Delaware 19720."

Mr. Bergstrom was asked to give some background on this application. The applicants have asked to build an addition on the side of their home. The installation of the addition will preclude off-street parking. That district requires two off-street parking spaces at the time of any enlargements. Not only will it remain non-conforming use of off-street parking, we have concluded to complying with the off-street parking requirements because our only means for providing access would be the egress off 4th Street. In the future there won't be that option.

The Binkley's indicated they are representing themselves. Robin Binkley informed they had made an application to the Historical Area Commission (HAC) and as part of that application they requested we not have off-street parking. The current streetscape of West 4th Street does not include any off-street parking and our only means of providing access for off-street parking would be an egress off West 4th Street. In speaking to the adjoining landowner they are not willing to grant us an easement. We have a petition signed by 35 citizens of New Castle who support our request for a variance. We hope to comply with HAC's request. Mr. Hearn informed there are three exhibits as part of this request. Exhibit 1 is the application, Exhibit 2 is the affidavit of publication, and Exhibit 3 is the petition of support of off-street variance.

Mr. Athey asked what the purpose of the addition is and Ms. Binkley informed it

was for more floor space. Mr. Hearn inquired about their immediately neighbor's position. Ms. Binkley informed they are in support of the addition and its size and of granting the variance. We spoke with them prior to going to the HAC. Sally Monigle of the HAC added they strongly support the variance to grant reprieve from off-street parking because they feel it is more in keeping with the streetscape in the area.

There were no comments concerning this matter from the floor.

Mr. Hearn made a motion to approve the variance; Mr. Athey seconded the motion. The motion was passed unanimously.

The meeting was adjourned at 7:15 p.m.